

BF 97493503
Cocoa, FL
MC

Phase I Environmental Site Assessment

Former Cocoa Post Office

32 Orange Street

Cocoa, Florida

Parcel ID No. 24-36-33-36-00000.0-0011.00

Prepared for:



603 Brevard Avenue

Cocoa, Florida 32922

Attn: David W. Jackson

Economic Development Specialist



Prepared by:

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September 2006

TBE
GROUP

**Phase I
ENVIRONMENTAL SITE ASSESSMENT**

CONDUCTED UNDER EPA ASSESSMENT GRANT
COOPERATIVE AGREEMENT # BF-97493503-0

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Cocoa, Florida
Brevard County**

Prepared for:



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EXECUTIVE SUMMARY

TBE has completed a Phase I Environmental Site Assessment of the property identified as the "Former Post Office Site" located at 32 Orange Street, Cocoa, Brevard County, Florida (Parcel ID No. 24-36-33-36-00000.0-0011.00); as depicted in Figure 1 of this report. This assessment was performed to satisfy the requirements of the Client and/or other interested parties with respect to potential environmental impairment and liabilities associated with the property due to contamination by hazardous substances, controlled substances or petroleum products on or near the site.

This report meets the requirements for conducting all appropriate inquiry into the previous ownership, uses, and environmental conditions of a property, as specified in *40 CFR Part 312, Standards and Practices for All Appropriate Inquiries*. Furthermore, this work was conducted by or under the responsible charge of an environmental professional as defined in 40 CFR §312.10.

This assessment has revealed recognized adverse environmental conditions at the subject property as defined by *ASTM Standard Practice E1527-05* as follows:

- Historical presence of railroad tracks within the boundaries of the subject site (potential for arsenic/pesticide impacts)
- Adjacent dry cleaner (at subject site's northwest boundary) with visible surface impacts encroaching onto surface of the subject site. This site also contained at least portions of a historical retail gasoline and auto repair facility.
- Historical adjacent dry cleaning facility at northeast boundary.
- Adjacent historical retail gasoline facility (west, upgradient)
- Adjacent print shop (sign shop)
- Nearby (<200 feet) and apparent upgradient retail gasoline facility
- Nearby auto repair facilities anticipated to be upgradient of the subject site

Therefore, TBE recommends further assessment of the subject site.

TABLE OF CONTENTS

1.0	INTRODUCTION & SCOPE OF INVESTIGATION.....	1
2.0	METHODOLOGY	3
2.1	INTERVIEWS	3
2.2	SITE INSPECTION	4
2.3	HYDROGEOLOGICAL EVALUATION	4
2.4	HISTORICAL LAND USE EVALUATION	5
2.5	AGENCY RECORDS REVIEW.....	5
2.6	LIMITATIONS AND DATA GAPS.....	7
3.0	RESULTS	8
3.1	SITE INSPECTION	8
3.2	HYDROGEOLOGICAL EVALUATION	9
3.3	HISTORICAL LAND USE EVALUATION	10
3.3.1	<i>Historical Aerial Photographs</i>	10
3.3.2	<i>Historical Directories</i>	13
3.3.3	<i>Sanborn Fire Insurance Maps</i>	15
3.4	AGENCY RECORDS REVIEW	18
3.6	INTERVIEWS	20
3.6.1	<i>Current Owner/Occupant Interviews</i>	20
3.6.2	<i>Client/User Interview</i>	20
4.0	CONCLUSIONS	21
5.0	RECOMMENDATIONS.....	22
6.0	STATEMENT OF QUALITY AND PROFESSIONAL CERTIFICATION.....	23
7.0	REFERENCES.....	24
8.0	QUALIFICATIONS OF THE ENVIRONMENTAL PROFESSIONAL(S).....	25

FIGURES

FIGURE 1	USGS AND SITE LOCATION MAPS
FIGURE 2	PARCEL / SURROUNDING USE MAP
FIGURE 3	HISTORICAL AERIAL PHOTOGRAPHS

LIST OF APPENDICES

A	INTERVIEW QUESTIONNAIRES
B	SITE PHOTOGRAPHS
C	SANBORN FIRE INSURANCE MAPS
D	AGENCY DATABASE SEARCH
E	DEMOLITION ASBESTOS SURVEY RESULTS

1.0 INTRODUCTION & SCOPE OF INVESTIGATION

TBE was retained by the City of Cocoa (the Client) to perform a Phase I Environmental Site Assessment (ESA) for the "Former Post Office Site." The subject site parcel is currently developed with a land use code of "municipal owned improved land." The site (herein referred to as "the subject site/property" or "the site") consists of approximately 1.71 acres of developed property located on the north side of Orange Street between its intersections with Florida Avenue and Brevard Street in Cocoa, Brevard County, Florida. The approximate site boundaries are depicted on **Figure 1**, a vicinity map is depicted on **Figure 2**, and a surrounding use map is included as **Figure 3**.

Past contamination of property by hazardous substances or petroleum products creates potential for liability with respect to remediation and possible civil and/or criminal penalties. To obtain protection from potential liability under CERCLA, a prospective property owner must comply with the statutory requirements for establishing one of the Landowner Liability Protections (*innocent land owner, bona fide prospective purchaser, or contiguous property owner*). Among these is the requirement to undertake, prior to the date of acquisition of the property, "all appropriate inquiries" into prior ownership and uses of a property. This report meets the requirements for conducting all appropriate inquiry into the previous ownership, uses, and environmental conditions of a property, as specified in *40 CFR Part 312, Standards and Practices for All Appropriate Inquiries*.

A Phase I investigation includes a site inspection to assess the physical characteristics of the site and surrounding area, identifying visually observable evidence of contamination by hazardous substances or petroleum products. Interviews are also conducted with current owners/occupants and with historical owners/occupants, when necessary. In addition, readily available historical data and regulatory records are reviewed to identify previous activities on or near the site that may have involved hazardous substances or petroleum products. The Phase I study is conducted to identify potential concerns, and to determine the appropriate level of subsequent studies, if required.

A Phase II ESA typically consists of a more intensive records search followed by site specific qualitative/quantitative sampling and analysis of air, soils, sediment and/or water (surface and/or groundwater), as appropriate. The sampling and analysis phase of the ESA can confirm the presence of contaminants and provide the data used to decide whether or not additional study or site remediation is necessary.

This report is the result of the Phase I investigation procedures discussed above, and did not include an exhaustive review of all publicly available information. Shawn Lasseter, a Certified Florida Environmental Assessor, visited the property, conducted all research and interviews and prepared this report, which was reviewed for quality assurance purposes by Richard L. Hagberg, PG, Director of TBE's Environmental Management Group. Summaries of experience and qualifications for Ms. Lasseter and Mr. Hagberg are included in Section 8.0. **This assessment did not include radon or lead surveys, a wetlands delineation or threatened and endangered species survey.** However, a demolition asbestos survey was performed and is included in this report as **Appendix E.**

2.0 METHODOLOGY

The Brownfields Amendments to CERCLA required the EPA to develop regulations establishing federal standards and practices for conducting all appropriate inquiry into the previous ownership, uses, and environmental conditions of a property for the purposes of qualifying for certain landowner liability protections (LLPs) under CERCLA. The final all appropriate inquiry (AAI) rule is contained in *40 CFR Part 312, Standards and Practices for All Appropriate Inquiries*. The industry standard corollary to the federal All Appropriate Inquiry (AAI) standard is the *ASTM E 1527-05 Standard Practice for Environmental Site Assessments*.

The above referenced standards incorporate a combination of on-site visual observations, historical reviews, agency reviews, interviews and hydrogeological evaluation of the property and vicinity, to identify "*conditions indicative of releases or threatened releases of hazardous substances and petroleum products*" (AAI rule). These conditions are termed recognized environmental conditions under the ASTM E 1527-05 standard. Both standards rely on an environmental professional (as defined in *40 CFR Part 312.10*) in rendering an opinion of the potential impact on the property of the conditions identified (if any) during the assessment. The general methodology used to obtain the above information is discussed below.

2.1 INTERVIEWS

To obtain information about current and former property usage and conditions, interviews of the current site owners/occupants were conducted. Prior to the site inspection TBE's standard interview questionnaire was sent to the current owner(s) and/or occupant(s). Information was requested on the questionnaire regarding the physical characteristics of the site, current/historical usage of the site and adjacent properties, current and historical chemical usage, and the existence of environmental cleanup liens, pending enforcement actions or violations, or activity and use limitations (AULs), such as institutional or engineering controls. In addition, it is requested that any relevant documents (such as prior assessments, surveys, permits, etc.) be compiled and available for review during the site inspection. Copies of all completed interview questionnaires are included in **Appendix A**.

Among other obligations, in order to qualify for one of the LLPs (innocent landowner, contiguous property owner or bona fide prospective purchaser) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), certain inquires must

be made to the user (prospective purchaser) to help evaluate the environmental conditions of the property. TBE's standard user questionnaire was sent to the Client and is included in **Appendix A**.

Other interviews can be conducted at the discretion of the environmental professional if additional information is necessary to render an opinion regarding the existence of recognized environmental conditions associated with the site. Examples of persons that can be interviewed include past owners/occupants, current and past facility managers, employees of current and past occupants of the property or State and/or local government officials. In addition, in the case of vacant or abandoned properties, interviews are conducted with one or more owners or occupants of neighboring or nearby properties.

2.2 SITE INSPECTION

A site inspection was conducted to identify the existing physical characteristics of the site and surrounding area and to verify information obtained through interviews, the historical evaluation and other data collection activities. The interior portions of any on-site structures and exterior portions of site were visually and/or physically examined to the extent accessible. Any limitations to this inspection were documented in Section 2.6, and their effect (if any) on the ability of the inspector to identify recognized environmental conditions is documented.

During the site inspection, observations were made to identify conditions that may suggest the presence or absence of suspect areas where environmental contamination may have occurred. Such areas would generally include active or former refuse dump sites; unusual excavated or filled areas; areas of discolored soils and/or vegetative stress; discolored surface water; areas exhibiting unusual, noticeable odors; and the presence of unusual piping, discarded containers or other suspicious materials. Adjacent properties were also visually scanned for such evidence. Site photographs are included as **Appendix B**.

2.3 HYDROGEOLOGICAL EVALUATION

To aid in predicting the potential migration and transport pathway of possible contaminants, a review of available data pertaining to the topography, geology, soils, and surface/subsurface hydrology of the area was conducted. If, during the site review, it is determined that adjacent properties have

experienced contamination, the geologic analysis would aid in determining potential impact to the site caused by off-site migration of contaminants via shallow groundwater or surface flow onto the site. Hydrogeological resources were examined to identify the probable direction of surface water and shallow groundwater flow at the site. The United States Geological Survey (USGS), Cocoa, Florida, 7.5-minute series topographic map, produced in 1956 and revised in 1980, was reviewed for the vicinity of the subject site.

2.4 HISTORICAL LAND USE EVALUATION

Historical information sources were reviewed to develop a history of the previous uses and/ or occupants of the property and surrounding area in an effort to identify past uses/occupants with the potential to have adversely affected the subject property. This included a review of its ownership and use, and the identification of known previous waste disposal activities on or near the site.

Historical aerial photographs and maps were examined for visual evidence of past activities on or near the site that may have potential to adversely affect the site. In addition, a review of historical City Directories was conducted at the local library. Environmental Data Resources, Inc. (EDR) conducted a search of available Sanborn Fire Insurance Company maps for the site (included as **Appendix C**). Also, user provided information such as historical chain-of-title information was reviewed (if available). This limited review identified changes in site usage and was corroborated with information gained from aerial photographic interpretation and interviews.

2.5 AGENCY RECORDS REVIEW

Federal, State, tribal and local government database records maintained by various agencies were reviewed by EDR for listings of the subject property or sites of regulatory interest in the vicinity of the subject property in order to assess the potential impact to the project due to possible migration of contaminants. Databases containing information on recorded institutional and engineering controls were also searched. More detailed information regarding the individual databases searched is included in the *Government Records Searched/Data Currency Tracking* section of the EDR report contained in **Appendix D**. This section of the appended report also includes information regarding when each database was last updated. All database searches were conducted by EDR using the following search radii:

TBE GROUP, Inc.

Federal Records

NPL/Superfund Sites
Proposed/Delisted NPL Sites
NPL Liens
CERCLIS Sites
CERCLIS-NFRAP Sites
RCRA CORRACTS TSD Facilities
RCRA non-CORRACTS TSD Facilities
RCRA Generators
ERNS Hazardous Spills
Hazardous Material Information Reporting System
US Engineering Controls
US Institutional Controls
Department of Defense (DOD)
Formerly Use Defense Sites (FUDS)
US BROWNFIELDS Sites
Superfund Consent Decrees (CONSENT)
NPL Records of Decision (RODS)
Uranium Mill Tailings Sites (UMTRA)
Open Dump Inventory (ODI)
Toxic Chemical Release Inventory System (TRIS)
Toxic Substance Control Act (TSCA)
FIFRA/TSCA Tracking System (FTTS)
Section Seven Tracking System (SSTS)
PCB Activity Database System (PADS)
Material Licensing Tracking System (MLTS)
Master Mines Index (MINES)
Facility Index System (FINDS)
RCRA Administrative Action Tracking (RAATS)

State and Local Records

State Hazardous Waste Sites
State Landfill/Solid Waste Sites
Leaking USTs
Registered USTs
Registered ASTs (AST)
Florida Sites (FI Sites)
Oil and Hazardous Materials Incidents (SPILLS)
Engineering Controls
Institutional Controls
Voluntary Cleanup Program (VCP)
FL Dry Cleaners
PRIORITY Dry Cleaners
Ethylene Dibromide Database (DEDB)
BROWNFIELDS

Search Radius Used

1-Mile Search Radius
1-Mile Search Radius
Site Search Only
½ -Mile Search Radius
½ -Mile Search Radius
1-Mile Search Radius
½ -Mile Search Radius
¼ -Mile Search Radius
Site Search Only
Site Search Only
½ -Mile Search Radius
½ -Mile Search Radius
1-Mile Search Radius
1-Mile Search Radius
½ -Mile Search Radius
½ -Mile Search Radius
Site Search Only
Site Search Only
Site Search Only
Site Search Only
Site Search Only
Site Search Only
¼-Mile Search Radius
Site Search Only
Site Search Only

Search Radius Used

1-Mile Search Radius
½ -Mile Search Radius
½ -Mile Search Radius
¼-Mile Search Radius
¼-Mile Search Radius
1-Mile Search Radius
Site Search Only
½ -Mile Search Radius
½ -Mile Search Radius
½ -Mile Search Radius
¼-Mile Search Radius
½ -Mile Search Radius
½ -Mile Search Radius
½ -Mile Search Radius

Domestic and Industrial Wastewater Facilities (FL WW)	Site Search Only
Florida Cattle Dipping Vats	½-Mile Search Radius

Tribal Records

Indian Reservations (Indian Reserv)
Indian Leaking UST (INDIAN LUST)
INDIAN UST

Search Radius Used

1-Mile Search Radius
½-Mile Search Radius
¼-Mile Search Radius

EDR Proprietary Records

Manufactured Gas Plants

Search Radius Used

1-Mile Search Radius

When deemed necessary, Federal, State, Tribal and/or Local agency files of suspect sites were reviewed at agency offices, or telephone interviews were conducted with the responsible regulatory official to obtain additional information on potential sites of concern.

2.6 LIMITATIONS AND DATA GAPS

TBE attempted to interview Post Office personnel (previous site owner) regarding the physical attributes of the site, as well as any administrative issues (such as liens, notifications, etc.). TBE personnel were unable to obtain an interview prior to submittal of this report. However, due to other sources of historical information (aerial photographs, agency information, and historical city directories) as well as observations made during the recent site visit, sufficient information was available to render an opinion regarding the potential for recognized environmental conditions (RECs). For reference purposes, a copy of the interview questionnaire is included as Appendix A.

No other limitations or significant data gaps likely to affect the environmental professional's ability to identify REC's were observed or encountered during preparation of this report.

3.0 RESULTS

3.1 SITE INSPECTION

On August 24, 2006 TBE associate, Shawn Lasseter conducted site inspections for purposes of identifying and characterizing the existing physical parameters of the site; including its current use, topography, ground cover, soils, and surface hydrology. Efforts were made to detect and identify obvious conditions that could indicate the presence of contamination by hazardous substances or petroleum products. See **Appendix B** for site photographs.

- The subject site consists of approximately 1.7 acres of property and is developed with an approximate 20,000 square-foot, single-story structure. According to County records, the structure was built in 1965. The remainder of the parcel is primarily paved for associated parking, loading areas and driveways.
- Vehicular access to the parcel is available from Orange Street (south, main entrance and customer parking area), Brevard Avenue and Stone Street (east and north service entrances, respectively). The driveways off Brevard Avenue and Stone Street contain locked gates for limited access. Based on observed topography, on-site surface water is generally anticipated to flow east toward Brevard Avenue. No on-site stormwater drainage system structures were observed during the site visit. The parcel appears to have the potential to receive surface water run-off from the two adjacent parcels to the northwest (dry cleaning facility and print shop).
- No former septic system use was reported and no visual indications of a former septic system were noted during the site visit.
- A number of pole-mounted transformers were observed within adjacent rights-of-way. While no labels concerning PCB content were observed, no evidence of leaks or other impacts to the subject property were observed in relation to the transformers.
- No evidence of chemical or petroleum use/storage was observed within the boundaries of the subject site.
- An inspection of the interior of the on-site structure revealed the structure was basically vacant. No evidence of recognized environmental concerns was observed.

Adjacent Properties

- North (across Stone Street): Parking Lot
- Northeast: Commercial/retail and offices
- East (across Brevard Avenue): Commercial/retail, restaurant and residential
- South (across Orange Street): Office facilities and associated parking
- Southwest "embedded" adjacent parcel: Undeveloped
- West (across Florida Avenue): Vacant commercial and commercial/retail
- North/West Adjacent Parcels: Sign shop and dry cleaning facility

Recognized environmental concerns observed during the site visit include:

- Adjacent dry cleaning facility with visible surface runoff (staining) observed within the boundaries of the subject site
- Apparent nearby former retail gasoline facility (401 Florida Avenue)

3.2 HYDROGEOLOGICAL EVALUATION

Hydrogeological resources were examined to identify the probable direction of surface water and shallow groundwater flow at the site. The USGS, Cocoa, Florida topographic map produced in 1974 and revised in 1985, was reviewed. The topographic map indicates the site is located at an approximate elevation of 20 to 25 feet above mean sea level. The map indicates topographic conditions and contours from which the general direction of surface water flow typically can be inferred. Based on topographic contours, general surface water direction for the vicinity of the subject site is anticipated to be east, toward the Indian River. Agency files contained hydrogeologic data of nearby sites (within 1,000 feet) confirming an easterly direction of shallow groundwater flow in the general vicinity of the subject site.

No structures are depicted on the subject site or adjacent properties. The USGS Quadrangle map is shown as the site location map in **Figure 2**.

Various surface and subsurface features, groundwater withdrawals, and seasonal fluctuations in rainfall can affect groundwater flow direction. However, shallow groundwater flow often tends to

follow ground surface slope from higher to lower elevation; therefore, it is anticipated to be generally toward the east.

The site is located in central Brevard County, which contains five geologic formations (Avon Park, Ocala Group, Hawthorn Group, Upper Miocene/Pliocene Deposits and undifferentiated Pleistocene Deposits). The hydrology of Brevard County consists of a multi-layered aquifer system including the surficial, intermediate and Floridan aquifers. The Floridan aquifer is located approximately 250 feet below land surface (primary source of Florida's groundwater). The upper portion of the Floridan aquifer is approximately 1,000 to 1,200 feet thick throughout the County.

The primary soil component in this area of the County is Smyrna fine sand. This soil is poorly drained and may have a saturated zone near the surface. Depth to the water table is typically less than one foot below surface. Bedrock is typically encountered more than five feet below land surface.

3.3 HISTORICAL LAND USE EVALUATION

The following information was compiled as a result of the historical land use evaluation performed on the subject site and the surrounding properties.

3.3.1 Historical Aerial Photographs

Historical aerial photographs of the area were obtained for review from various sources. The scale of the photographs, while sufficient to characterize general land use activities, inhibits discerning details of activities and specific land use.

- **1943 (see Figure 4a)**

Subject Property:

- An apparent railroad track (or former railroad track) is visible transecting the subject site in a general north-south direction.
- A small structure is visible east of the railroad tracks (possibly residential). No other structures or signs of development are visible within the boundaries of the subject site.

Surrounding Properties:

- The adjacent parcel to the north (current parking lot) appears to contain a large structure consistent with historical records of a train depot located near downtown Cocoa.
- A large structure is visible on the adjacent site south across Orange Street that appears to be commercial and/or warehouse related.
- Commercial development is visible throughout the general vicinity of the east subject site.

- **1951 (see Figure 4b):**

Subject Property:

- No significant changes from the previous aerial photograph were noted.

Surrounding Properties:

- An apparent retail gasoline facility is visible on the southwest corner of Florida Avenue and Stone Street (approximately 200 feet west of the subject site).
- A commercial structure is visible on the adjacent site east/northeast of the subject site.
- No additional significant changes were noted from the previous aerial photograph.

- **1958 (see Figure 4c):**

Subject Property:

- The on-site structure observed near the east boundary of the subject site in previous aerial photographs is no longer visible.
- A small structure is visible on-site near the west boundary of the subject site, consistent with historical documentation of a commercial/office facility located at 408 Florida Avenue in 1958.
- No other significant changes from the previous aerial photograph were noted.

Surrounding Properties:

- A small structure is visible on the "embedded" adjacent parcel located at 406 Florida Avenue, consistent with historical documentation of a Singer Sewing Machine retail facility that year.
- A small structure is visible on the adjacent parcel to the west/south of the subject site, consistent with historical documentation of a drive-thru restaurant facility at 416 Florida Avenue that year.

- No other significant changes from the previous aerial photograph were noted.
- **1972 (see Figure 4d):**
 - Subject Property:
 - The subject property appears to be developed with the structure and pavement pattern observed during the recent site visit, consistent with County records of the post office structure being built in 1965.
 - The small structure observed near the west boundary of the subject site is no longer visible (apparently replaced by the west parking area).
 - No other significant changes from the previous aerial photograph were noted.
 - Surrounding Properties:
 - Extensive commercial development is visible throughout the vicinity of the subject site, consistent with structures observed during the recent site visit (with the exception of the structure located at 600 Florida Avenue – adjacent site south).
 - The suspected train depot structure observed on the adjacent site north of the subject site in previous aerial photographs is no longer visible.
 - An apparent garage facility is visible approximately 200 feet southwest of the subject site, consistent with site visit observations.
 - No other significant changes from the previous aerial photograph were noted.
- **1980, 1990, 1997, 2005 (see Figure 4e for 2005 photo):**
 - Subject Property:
 - No significant changes from the 1972 aerial photograph were noted.
 - Surrounding Properties:
 - The adjacent structure potentially located at 416 Florida Avenue is no longer visible.
 - The adjacent parcel located north/west of the subject site (402 Florida Avenue) appears to be developed with the structure observed during the recent site visit (dry cleaner).
 - No other significant changes from the previous aerial photograph were noted.

The nearby retail gasoline facility and documented adjacent dry cleaning and printing facilities have the potential to be recognized environmental concerns (RECs). In addition, the historical railroad track that transected the subject site is also a REC based on the potential for herbicides reportedly

used by railroad companies which reportedly contained arsenic. The nearby retail gasoline facility and adjacent dry cleaner is discussed further in Section 3.4 of this report.

3.3.2 Historical Directories

R.L. Polk directories and/or *Hill-Donnelly Cross Reference* directories are referenced for study areas which help identify changes in land use based on the type of businesses that occupied the subject site and surrounding area. The type of business, such as automotive, dry cleaning, gasoline/service stations, etc. are indicative of the possible presence of hazardous substances or petroleum products. No city directories prior to 1958, or more recent than 1999, were available for review. Directories were generally reviewed in five-year increments, with the following significant observations.

- 1958:

Subject Property:

- Orange Street address not listed
- 408 Florida Avenue (no longer valid address, estimated to be west portion of the subject site): The Lee Co. partners

Surrounding Properties:

- 33 Orange Street (adjacent property south, across Orange Street): USPO Truck Storage
- 400 Florida Avenue (no longer a valid address, potential adjacent parcel at northwest corner): Watson's Shell Service Station
- 401 Florida Avenue (approximately 200 feet west/northwest of subject site): Lonnie Hill Standard Service Station
- 406 Florida Avenue (adjacent property at northwest corner): Singer Sewing Machine Co.
- 416 Florida Avenue (adjacent property at southwest corner): Dairy Queen of Cocoa and Tell-N-Tote Drive In Restaurant
- 501 Florida Avenue (adjacent property west, across Florida Ave): Bert Fitch's Semoco Service
- 531 Florida Avenue (adjacent property west, across Florida Ave): Smith & Wooten Used Cars
- 600 Florida Avenue (adjacent property southeast, across Orange Street): Greyhound Bus Station
- 607 Florida Avenue (approximately 300 feet south-southwest): Indian River Chevrolet

- 1966:

Subject and Surrounding Properties:

- No significant changes from the 1958 listings were noted.

- 1970:

Subject Property:

- 32 Orange Street: Federal Building, USPO, National Association of Letter Carriers
- 408 Florida Avenue (no longer valid address, estimated to be west portion of the subject site): United Insurance Company

Surrounding Properties:

- 33 Orange Street (adjacent property south, across Orange Street): The Paint Mart, retail and storage
- 400 Florida Avenue (no longer listed)
- 416 Florida Avenue (no longer listed)
- 530 Florida Avenue (possible re-numbering of previous 501 address - adjacent property west, across Florida Ave): Ace Radiator and Jack Service
- 531 Florida Avenue (adjacent property west, across Florida Ave): Indian River Chevrolet Used Cars
- No other significant listings or changes from the previous listing were noted.

- 1975:

Subject Property:

- No significant changes from the previous listing were noted.

Surrounding Properties:

- 530 Florida Avenue (adjacent property west, across Florida Ave): Gator Electric Co.
- 531 Florida Avenue (adjacent property west, across Florida Ave): Cocoa Camping Center trailers, sales, rentals and service
- No other significant changes from the previous listing were noted.

- 1980:

Subject Property:

- No significant changes from the previous listing were noted.

Surrounding Properties:

- 125 Orange Street (approximately 400 feet west-southwest of the subject site): Foreign & Classic Auto

- 1985:

Subject Property:

- No significant changes from the previous listing were noted.

Surrounding Properties:

- 402 Florida Avenue (adjacent site at northwest boundaries of the subject site): Crest Cleaners

- 1990, 1995, 1999:

Subject and Surrounding Properties:

- No significant changes from the 1985 listings were noted.

Listings of recognized environmental concern included:

- Nearby former retail gasoline facilities (anticipated to be upgradient of the subject site)
- Potential adjacent retail gasoline facility (400 Florida Avenue – also anticipated upgradient)
- Adjacent dry cleaning facility (anticipated to be upgradient)
- Adjacent property used for automotive repair (531 Florida Avenue – anticipated upgradient)
- Adjacent former printing facility

3.3.3 Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps have been produced since the late 1800's to provide information relative to fire hazards on insurable property. These maps often indicate locations of underground and aboveground gasoline tanks, storage facilities for flammable chemicals, such as dry cleaners, paint shops, maintenance and garage facilities, as well as historical information on occupants of buildings, unavailable through other sources. Production of these maps typically was limited to the immediate vicinity of downtown urban areas. EDR purchased the Sanborn Company and has access to all available Sanborn maps. EDR performed a search of its archive and indicated that Sanborn maps were produced for the vicinity of the subject site for the years 1915, 1919, 1930, 1948, and 1953; with the following observations:

- 1915:

Subject Property:

- The subject site is depicted with a section of the FEC Railroad (Flagler System) transecting the site, in a general north-south direction. In addition, the west half of the subject site is also transected east-west by the end of Lemon Street.
- A number of residential dwellings and a church structure are depicted on-site.
- A water tower elevation is recorded on the east portion of the site at 24 feet. (Note: The tower may have utilized a gasoline pump.)

Surrounding Properties:

- The areas west and south of the subject site are not depicted.
- Adjacent and nearby properties are depicted primarily with residential and small commercial structures.

- 1919:

Subject and Surrounding Properties:

- No significant changes from the 1915 map.

- 1930:

Subject Property:

- No structures are depicted within the boundaries of the subject site.
- A frame platform, associated with the adjacent railroad freight house to the north, is depicted extending into the north half of the subject site.

Surrounding Properties:

- As mentioned above, a large structure labeled as a Freight House is depicted on the adjacent parcel to the north of the subject site.
- The eight-car garage structure observed on the adjacent site east-north of the subject site during the recent site visit is depicted.
- A commercial multi-store front commercial structure (as observed during the recent site visit) is located on the adjacent parcel near the northeast corner of the subject site.
- A filling station with two tanks is depicted on the southwest corner of Magnolia and Florida Avenue (less than 150 feet west-northwest of the subject site).
- A filling station is depicted within the apex of Florida Avenue, King Street and the

railroad approximately 400 feet north-northwest of the subject site.

- A filling station is depicted on the southeast corner of Brevard Avenue and Church Street, approximately 200 feet southeast of the subject site.
- A post office is depicted approximately 200 feet northeast of the subject site.

- **1948:**

Subject Property:

- A concrete block structure is depicted within the east portion of the subject site and labeled "Recreation Building."
- The extended railroad loading platform is still depicted as mentioned above.

Surrounding Properties:

- An adjacent structure to the northeast (identified as 23 Magnolia Street) is depicted as a Dry Cleaner. It appears the southwest corner of the structure is in very close proximity to the boundary of the subject site.
- A filling station is depicted on the southeast corner of Florida Avenue and Magnolia (current location of adjacent dry cleaner), with three gasoline tanks.
- A filling station is depicted on the southwest corner of Florida Avenue and Lemon Street (adjacent site to the west), identified as 503 Florida Avenue, with four gasoline tanks and a possible oil tank.
- A bus station is depicted on the adjacent property southwest of the subject site on the southeast corner of Orange Street and Florida Avenue.
- An auto repair and filling station facility is depicted on the northwest corner of Florida Avenue and Factory Street, approximately 150 feet southwest of the subject site.
- The post office facility is depicted on the adjacent site east, across Brevard Court.

- **1953:**

Subject Property:

- No significant changes from the previous map were noted.

Surrounding Properties:

- The adjacent property to the south (southeast corner of Orange Street and the railroad) is depicted as an auto sales and service facility.

- An additional auto sales and service facility is depicted approximately 200 feet southwest of the subject site on the south side of Orange Street (consistent with the structure observed during the recent site visit).
- No other significant changes from the previous map were observed.

Review of Sanborn Maps revealed recognized environmental concerns, including:

- Adjacent retail gasoline facility (location of current dry cleaners, and anticipated to be upgradient of the subject site)
- Three nearby (less than 200 feet) and two adjacent retail gasoline facilities that are all anticipated to be upgradient of the subject site.
- Adjacent dry cleaning facility (on northeast adjacent parcel)
- Adjacent and nearby automotive repair facilities
- Adjacent former post office facility (potential for petroleum storage)

Copies of the Sanborn Maps reviewed are included as **Appendix C**.

3.4 AGENCY RECORDS REVIEW

An automated search of agency listings for the area surrounding the subject site was conducted by EDR, Inc. This review of Federal, State, tribal and local listings was conducted to identify sites in the vicinity of the subject site which might pose an environmental concern. While the report listed a number of sites of potential concern, sites identified in close proximity to the subject site and/or anticipated to be upgradient of the subject site are discussed below. The full report is included as **Appendix D**.

- **Crest Cleaners**

Location: 402 S Florida Avenue (adjacent site at northwest corner)

Concerns: RCRA Small-Quantity Generator, Registered Drycleaner Facility, UST Site

According to agency files, this site has been identified as a small-quantity generator due to its handling/storage of hazardous materials; and an active dry cleaning facility. While the site has no RCRA violations or documented releases to date, it is considered a REC due to its proximity

to the subject site and the anticipated direction of groundwater flow (toward the subject site). In addition to potential impacts by dry cleaning solvents, the site also formerly contained a UST associated with a diesel generator, reportedly removed in 1987, prior to agency regulation requiring closure assessment. Therefore, the former UST is also an REC.

As previously discussed, this site is also suspected to have contained the former retail gasoline station listed as 400 Florida Avenue.

- **Tinker Tanks**

Location: 501 S Florida Avenue (adjacent site west)

Concern: Underground Storage Tanks (USTs)

According to agency files, this site formerly contained six USTs, ranging from 1,000 to 3,000 gallons containing unleaded gasoline and "petroleum-based product." The tanks were apparently removed in 1992. Neither State nor County regulatory files contained any closure or assessment documentation. Based on the proximity to the subject site and anticipated direction of groundwater flow (toward the subject site), this site has the potential to have adversely impacted the subject property.

- **Hill & Son Chevron**

Location: 401 S Florida Avenue (approximately 200 feet west/northwest of the subject site)

Concern: Underground Storage Tanks (USTs)

According to agency files, this site formerly contained six USTs, ranging from 150 to 2,000 gallons; containing unleaded gasoline and waste oil. The tanks were apparently removed in increments in 1990, 1998 and 2003. Neither State nor County regulatory files contained any closure or assessment documentation related to these closures. However, a limited soil assessment was performed by Carter Environmental Services in 1999 in conjunction with dispenser island liner replacement which revealed no soil impacts directly beneath the dispenser island. Based on the site's extensive history as a retail gasoline station and auto repair facility, proximity to the subject site and anticipated direction of groundwater flow (toward the subject site), this site has the potential to have adversely impacted the subject property.

- **Former Gulf Station**

Location: 502 Brevard Avenue (approximately 300 feet southeast of the subject site)

Concern: Leaking Underground Storage Tanks (LUSTs)

According to agency files, this site formerly contained seven USTs, reportedly removed in 1998. Based on closure assessment information contained in agency files, impacted soils were encountered in the area of the former tank pit. The diesel/kerosene tank was found to be corroded upon removal, indicating it was the likely source of impacts. No groundwater samples were collected at the time of closure. No additional assessment was found in agency files; likely due to the site's low priority cleanup score of 6. However, due to the anticipated direction of groundwater flow (east) and apparent source removal, this site is not anticipated to have impacted the subject site.

The remainder of sites listed in the EDR report are not anticipated to be a recognized potential for environmental concern due to distance from the subject site, level of contamination, and/or direction of groundwater flow.

3.6 INTERVIEWS

3.6.1 Current Owner/Occupant Interviews

As previously mentioned in Section 2.6 of this report, TBE personnel attempted to complete the *AAI Interview Questionnaire*. A copy of the blank questionnaire is included in Appendix A for reference purposes only.

3.6.2 Client/User Interview

Among other obligations, in order to qualify for one of the LLPs (*innocent landowner, contiguous property owner or bona fide prospective purchaser*) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), certain inquiries must be made to the user (prospective purchaser) to help evaluate the environmental conditions of the property. A user questionnaire was sent to Mr. David Jackson, City of Cocoa for completion and is also included in **Appendix A**.

4.0 CONCLUSIONS

TBE has completed a Phase I Environmental Site Assessment (ESA) of the property identified as the "Former Post Office Site" and as depicted in Figure 1. This report has been prepared in general accordance with *40 CFR Part 312 Standards and Practices for All Appropriate Inquiries* and *ASTM E 1527-05 Standard Practice for Environmental Site Assessments*.

FINDINGS

On-Site Considerations

- This investigation has revealed evidence suggesting the potential for environmental impairment of the subject site caused by current and/or historical on-site activities as follows:
 - Historical presence of railroad tracks (potential for arsenic/pesticide impacts)
 - Potential former petroleum storage (typical of historic post office facilities)

Off-Site Considerations

- This investigation has revealed evidence suggesting the potential for environmental impairment of the subject site caused by current and/or historical off-site activities as follows:
 - Adjacent dry cleaner (at subject site's northwest boundary) with visible surface impacts encroaching onto surface of the subject site. This site also contained at least portions of a historical retail gasoline and auto repair facility.
 - Historical adjacent dry cleaning facility at northeast boundary.
 - Adjacent print shop (sign shop)
 - Adjacent historical retail gasoline facility (west, upgradient)
 - Nearby (<200 feet) and apparent upgradient retail gasoline facility
 - Nearby auto repair facilities anticipated to be upgradient of the subject site

CONCLUSIONS

This assessment has identified recognized environmental conditions associated with the subject property as defined by *ASTM Standard Practice E 1527-05*.

5.0 RECOMMENDATIONS

Based on the recognized environmental conditions, TBE recommends **further assessment** of the subject property; including:

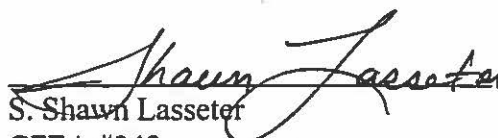
- Geotechnical survey of the subject site for the presence of any subsurface structures such as railroad tracks, underground storage tanks and/or metallic debris of environmental concern
- Soil and groundwater sampling/analysis for the presence of petroleum, solvents and metals.

The conclusions and recommendations contained herein are based on the data developed during the Phase I investigation. This report was prepared for Porter Development (the Client), and is intended solely for their use. This report is not intended for third-party use without the expressed written consent of the Client and TBE. This report has been prepared in general accordance with 40 CFR Part 312 and ASTM E 1527-05 Standard Practice for Environmental Site Assessments. No other warranty, expressed or implied, is made.

6.0 STATEMENT OF QUALITY AND PROFESSIONAL CERTIFICATION

I certify that this report has been prepared in general accordance with *40 CFR Part 312* and *ASTM E 1527-05 Standard Practice for Environmental Site Assessments*. Furthermore, I have the specific qualifications based on training, experience and registration as a Certified Florida Environmental Assessor to assist in the assessment of a property of the nature, history and setting of the subject property.

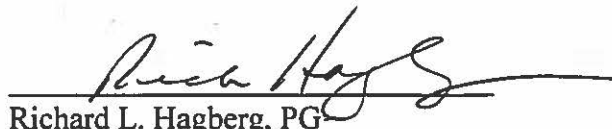
TBE GROUP, INC.


S. Shawn Lasseter
CFEA #349

Date: 9/26/04

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR Part 312.10. I have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the subject property. I further certify that, in my professional judgment, this report meets the requirements of *40 CFR Part 312, Standards and Practices for All Appropriate Inquiries*, and was prepared by me or under my direct responsible charge.

TBE GROUP, INC.


Richard L. Hagberg, PG
Director

Date: 9/26/06

7.0 REFERENCES

Historical Aerials: Brevard County, FDOT Survey & Mapping, University of Florida Historical Aerial Collection

Brevard County Online GIS System

United States Geological Survey; Cocoa & Rockledge, Quadrangle Maps

Brevard County Property Appraiser, Online Inquiry System

Regulatory Database and Sanborn Fire Insurance Map Search, Environmental Data Resources, Inc.

EPA and FDEP on-line database searches, including Cattle Dipping Vat location inquiry, EDB database inquiry

Historical City Directories, Cocoa Downtown Library

The Rand-McNally indexed county and township pocket map and shippers guide of Florida showing all railroads, cities, towns, villages, post offices, lakes, rivers, etc.; created/published by the Rand McNally and Company, Chicago, 1900

8.0 QUALIFICATIONS OF THE ENVIRONMENTAL PROFESSIONAL(S)

Richard Hagberg, PG

Director of Environmental Management

**BS, Geology/Hydrogeology,
University of Florida, 1985**

- Registered Professional Geologist-FL, AL, MS
- 20 Years Professional Experience
- Extensive Phase I/II ESA, Contamination Assessment and Remediation Experience
- 40-Hour OSHA Certified
- Member - Florida Brownfields Association

Experience

20 Years Professional Experience

Key Project Experience

Mr. Hagberg has extensive experience in assessment, management, and remedial actions associated with real estate transactions throughout the Southeast as well as public and private sector clients. His project experience includes Phase I/II environmental assessments, contamination assessments, environmental construction and remediation, hazardous waste investigations and permitting. Highlights of his project experience include:

Project Manager for over 2,000 Phase I/II Environmental Site Assessments for major clients, including:

- Pinellas County, FL
- Hillsborough County, FL
- City of Cocoa
- Haydin Rubin
- Harbert Realty
- AmSouth Bank
- Lincoln-Harris Co.
- Lincoln Property Co.

- Foothill Capital
- NationsBank
- Greyhound
- Pinellas Suncoast Transit Authority
- Tampa Port Authority
- Discount Auto Parts – (sites across the Southeastern US)
- Bank of America
- Trammell Crow
- SCANA/PSNC – NC
- City of St. Pete Beach, FL
- Cox Lumber Company
- Highwoods Properties
- Hunter Oil Co.

City of Clearwater Brownfields Services, Clearwater, FL: Project Director responsible for overseeing, reviewing and quality control for EPA Brownfield Phase I and Phase II site assessments utilizing EPA Brownfield Grant Funding for the following projects:

- Brighthouse Networks Fields
- Jack Russell Stadium Property
- Martin Luther King Jr. Police Substation
- Fire Station # 51 and Greenspace Project (former Central Florida Used Auto Parts Site)
- Washington Avenue Properties
- Joe DiMaggio Soccer Complex
- Clearwater Automotive Salvage Yard
- Wolfe Property

City of Cocoa Brownfields Services, Cocoa, FL: Project Director responsible for conducting and overseeing, reviewing and quality control for EPA Brownfield Phase I and Phase II site assessments utilizing EPA Brownfield Grant Funding for the following projects:

- Magnolia Point
- Clearlake Crossing
- Five Points Service Station
- Cocoa Enterprise Center

Seaport Town Center, LLC Brownfield Service, Tampa, FL: Project Director responsible for oversight, review and quality control for FDEP Brownfields Site Assessment, FDEP Remedial Action Plan and FDEP Interim Source Removal.

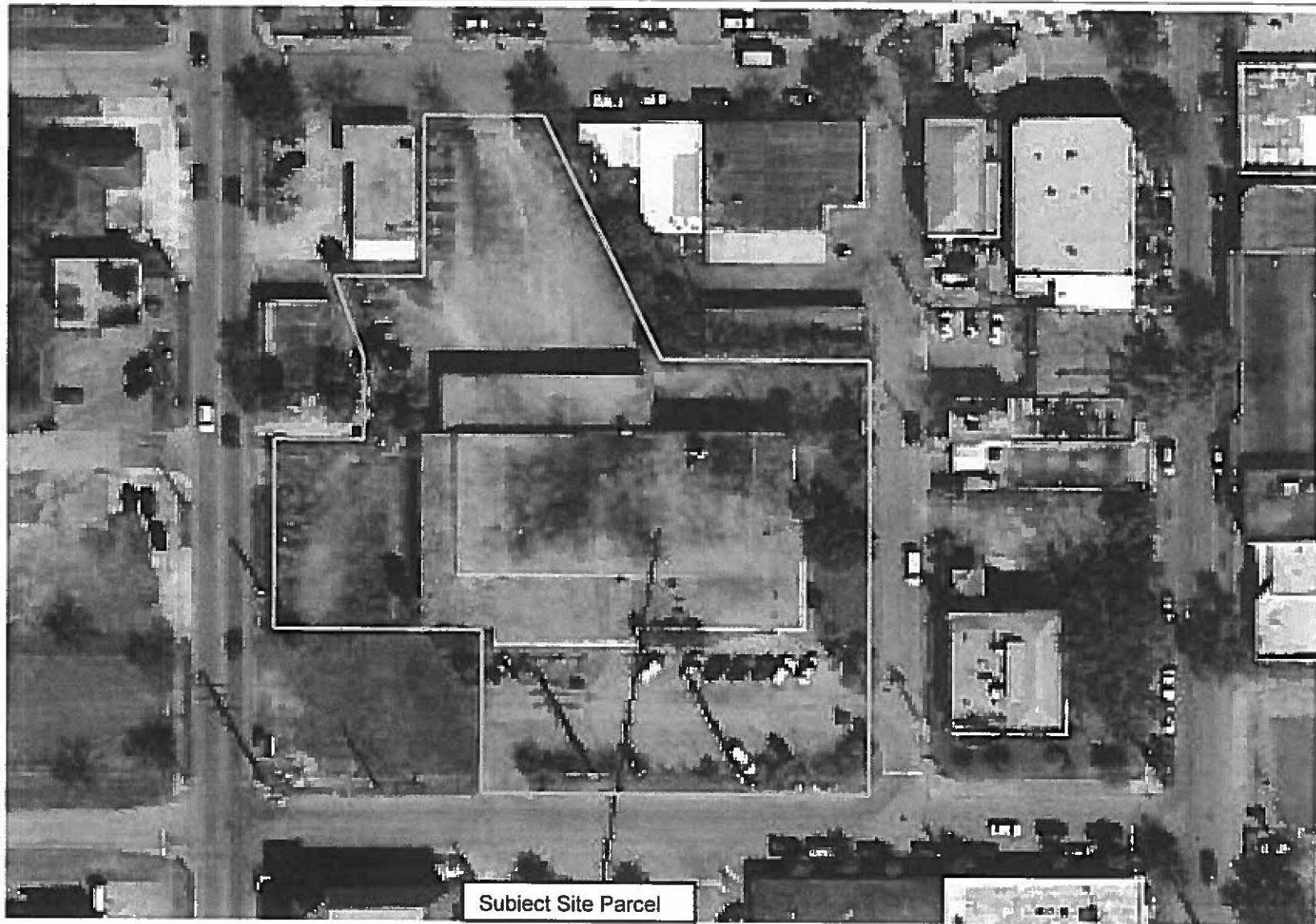
Shawn Lasseter
Environmental Specialist

BS, Business Administration
University of SW Georgia, 1990

- Certified Florida Environmental Assessor
- Certified Environmental Inspector
- Extensive Phase I/II ESA Experience
- 40-Hour OSHA Certified
- Member - Florida Environmental Assessors Association

Ms. Lasseter has extensive experience in assessment and management of environmental projects. Her project experience includes Phase I/II environmental assessments and contamination assessments. Highlights of project experience include:

- Project Manager for over 100 Phase I/II Environmental Site Assessments
- Project manager/technician responsible for conducting EPA Brownfield Phase I site assessments utilizing EPA Brownfield Grant Funding
- Project Manager for Florida Department of Environmental Protection Pre-approval Cleanup Program site assessments



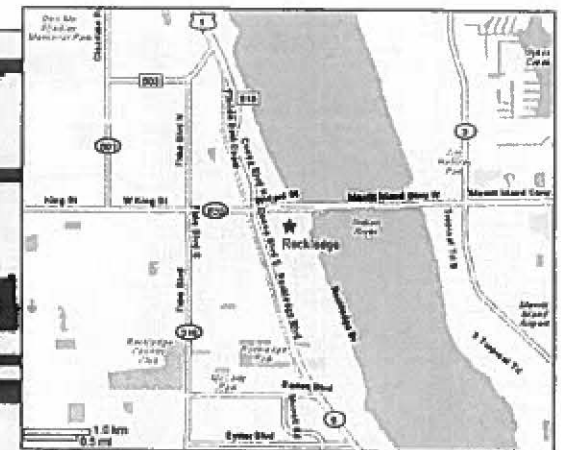
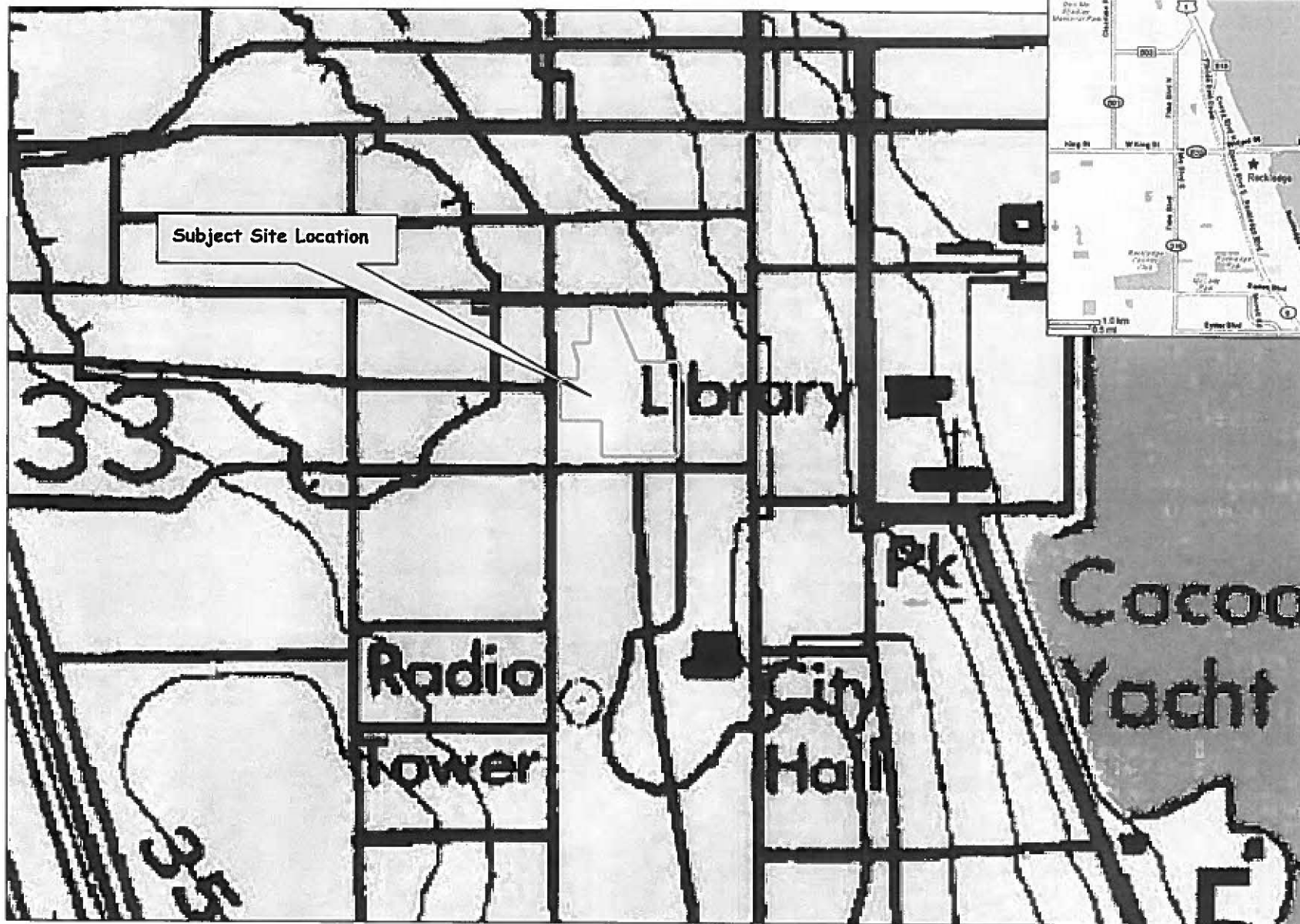
Legend:

Yellow line = approximate site boundary (for reference purposes only – not a surveyed boundary)



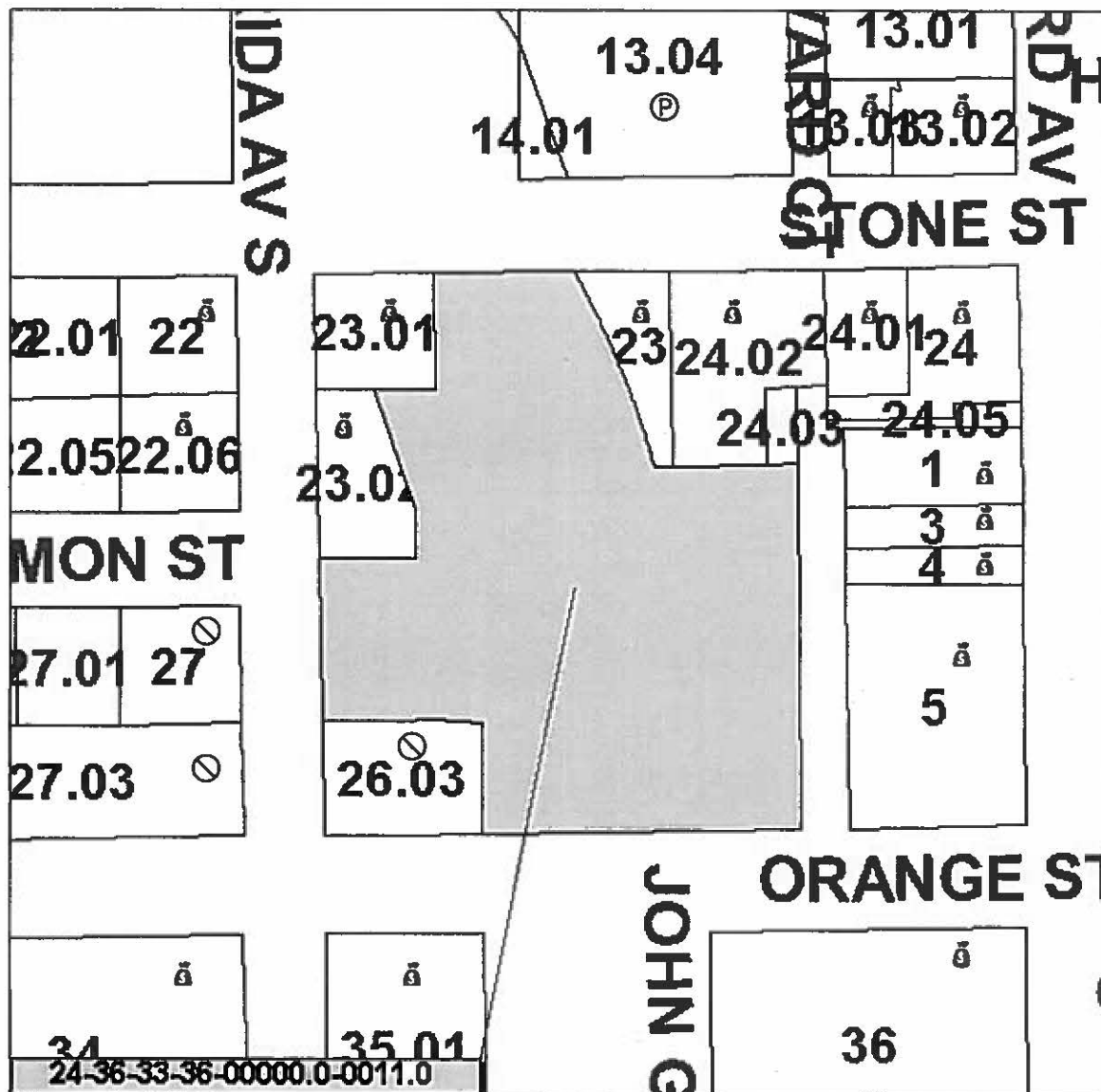
Former Post Office Site
32 Orange Street
Cocoa, Brevard County, Florida

Figure 1
Site Boundary Map



Former Post Office Site
32 Orange Street
Cocoa, Brevard County, Florida

Figure 2
USGS / Site Vicinity Map



Former Post Office Site
 32 Orange Street
 Cocoa, Brevard County, Florida

Figure 3
Parcel / Surrounding Use Map



Former Post Office Site
32 Orange Street
Cocoa, Brevard County, Florida

Figure 4a
Aerial Photograph - 1943



Former Post Office Site
32 Orange Street
Cocoa, Brevard County, Florida

Figure 4b
Aerial Photograph - 1951



Former Post Office Site
32 Orange Street
Cocoa, Brevard County, Florida

Figure 4c
Aerial Photograph - 1958

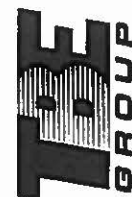


Former Post Office Site
32 Orange Street
Cocoa, Brevard County, Florida

Figure 4d
Aerial Photograph - 1972



Subject Site Location



Former Post Office Site
32 Orange Street
Cocoa, Brevard County, Florida

Figure 4e
Aerial Photograph - 2005

32 Orange Street



All Appropriate Inquiry - User Questionnaire

The new All Appropriate Inquiry rule (40 CFR Part 312) requires that certain inquiries be made to the user (prospective purchaser) to help evaluate the environmental conditions of the property. In order to qualify for one of the Landowner Liability Protections (I.L.P.s) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user/prospective purchaser must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

(1) Environmental cleanup liens that are filed against the site (40 CFR 312.25)

Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law? ☐ Y ☒ N Explain:

(2) Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26)

Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? ☐ Y ☒ N Explain:

(3) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28)

As the user of this ESA, do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line business as the current or former occupants of the property or adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business. ☐ Y ☒ N Explain:

(4) Relationship of the purchase price to the fair market value of the property (40 CFR 312.29)

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? ☒ Y ☐ N If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? ☐ Y ☐ N ☒ N/A Explain:

(5) Commonly known or reasonable ascertainable information about the property (40 CFR 312.30)

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional identify conditions indicative of releases or threatened releases? For example, as the user,

- a) Do you know the past uses of the property? ☒ Y ☐ N Explain: Post Office, with asbestos tile flo.
b) Do you know of specific chemicals that are present or once were present at the property or adjacent properties? ☒ Y ☐ N Explain: Dry cleaner and printing shop next door.
c) Do you know of spills or other chemical releases that have taken place at the property or adjacent properties? ☐ Y ☒ N Explain:
d) Do you know of any environmental cleanups that have taken place at the property or adjacent properties? ☐ Y ☒ N Explain:

(6) The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31)

As the user of this Phase I Environmental Site Assessment report, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property? ☒ Y ☐ N

Explain: Asbestos tile floors.

I have completed this questionnaire in good faith and to the best of my knowledge.

Signature: David W. Jackson Date: 8-31-06

Name: ~~Economic Development Specialist~~ David W. Jackson

Title: Economic Development Specialist

Company: City of Lucas

Relationship to the property: City employee. City owns the land and is planning to sell land to the Lucas Downtown CRA, which owns the building.

If any of these documents exist, please provide copies with this completed questionnaire:

- Site Survey
- Chain-of-title search
- Property Appraisal



All Appropriate Inquiry - Interview Questionnaire

The new All Appropriate Inquiry rule (40 CFR Part 312) requires that certain inquiries be made to past and present owners, operators and occupants (§312.23) to help evaluate the environmental conditions of the property. This questionnaire has been developed to facilitate the interview process and is intended to be completed prior to the environmental professional's site visit. Please answer all questions to the best of your ability.

Site/Project name: _____

Address: _____

Person completing interview: _____

Current Owner ☐ Current Occupant ☐ Adjacent Property Owner/Occupant ☐
Past Owner ☐ Past Occupant ☐

1. What is the current use(s) of the property? List all on-site businesses and contact information for each owner or operator.

2. List the known uses/occupants of all adjacent properties.

3. Do you know the past uses of the property? ☐ Y ☐ N List: (i.e. – undeveloped prior to 1940, agricultural 1940 to 1968, shopping center 1968 to present).

4. What have adjacent properties been used for in the past?

5. List the total acreage of the property and square footage of each building present on site. _____
6. When was each structure built? What was there before construction?

7. What is the heating source of each building? _____
8. Was the fuel source for the building(s) ever heating oil? ☐Y ☐N ☐Unk
9. What is the water source for the property? ☐Public Supply ☐Well ☐Unk
10. What is the sanitary service for the property? ☐Public Sanitary Sewer ☐Septic System ☐Unk
11. Has there ever been a septic system on the property? ☐Y ☐N ☐Unk
12. Are any wells present on-site? ☐Y ☐N ☐Unk
13. Are floor drains present on-site? ☐Y ☐N ☐Unk
14. Where do the drains discharge? ☐N/A _____
15. Are any sumps, sand traps, grease traps or oil-water separators present now or historically on-site? ☐Y ☐N ☐Unk
16. Are there transformers, hydraulic lifts or other potentially PCB-containing equipment at the site? ☐Y ☐N ☐Unk
17. If so, has the PCB content been tested? ☐Y ☐N ☐Unk
18. Have areas of the property been used as borrow pits? ☐Y ☐N Explain:

19. Have area of the property been filled with debris or fill of unknown origin? ☐Y ☐N Explain:

20. Is there now or has there been automobile/equipment repair, a parts washer or degreaser present at the property? ☐Y ☐N Explain: _____

21. Are hazardous substances or petroleum products stored, generated, treated or disposed at the property? ☐ Y ☐ N Explain/List: _____

22. Are there now or have there been underground storage tanks (USTs) present on the property? ☐ Y ☐ N Explain/List: _____

23. How many USTs are/were present? (Please provide the contents, age, location, size for each) ☐ N/A _____

24. Are the USTs in service, closed-in-place or removed? Please provide applicable closure/removal reports or current tightness testing results) ☐ In Service ☐ Removed ☐ Closed-in-Place ☐ N/A _____

25. Are there now or have there been aboveground storage tanks (ASTs) present on the property? ☐ Y ☐ N Explain/List: _____

26. How many ASTs are/were present? (Please provide the contents, age, location, size for each) ☐ N/A _____

27. Are the ASTs in service, or removed? Please provide applicable closure/removal reports or current tightness testing results) ☐ In Service ☐ Removed ☐ N/A
28. Were chemicals such as solvents, petroleum products, inks, paints, oils, pesticides or oils used in the past? ☐ Y ☐ N Explain: _____

29. Do you know of specific chemicals that are present or once were present at the property or adjacent properties? ☐ Y ☐ N List: _____

30. Were hazardous substances or petroleum products stored, generated, treated or disposed at the property? ☐ Y ☐ N Explain/List: _____

31. Do you know of spills or other chemical releases that have taken place at the property or adjacent properties? ☐ Y ☐ N Explain: _____

32. Do you know of any environmental cleanups that have taken place at the property or adjacent properties? ☐ Y ☐ N Explain: _____

33. Has the property been the recipient of any notices or other correspondence from any government agency relating to past or present violations of environmental laws, rules or codes? ☐ Y ☐ N Explain: _____

34. Do you know of any obvious indicators that point to the presence or likely presence of contamination at the property or adjacent properties? ☐ Y ☐ N Explain: _____

35. Are you aware of any environmental cleanup liens or pending enforcement actions against the property that are filed or recorded under federal, tribal, state or local law? ☐ Y ☐ N Explain: _____

36. Are you aware of any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? ☐ Y ☐ N Explain: _____

37. Do you have any other information that might indicate potential environmental concerns associated with the subject or adjacent properties? ☐ Y ☐ N Explain: _____

I have completed this questionnaire in good faith and to the best of my knowledge.

Signature: _____ Date: _____

Name: _____

Title: _____

Company: _____

**Not Completed:
For Reference Purposes Only**

Relationship to the property: _____

Number of years associated with the property: _____

If any of the following documents exists, please have copies available at the time of the site visit:

- Environmental site assessment reports
- Storage tank closure or removal reports
- Most recent storage tank tightness test results and regulatory inspection
- Registrations for any storage tank systems
- Environmental permits (e.g. solid waste disposal permits, hazardous waste disposal permits, wastewater permits, NPDES permits, underground injection permits, etc.)
- Material Safety Data Sheets
- Safety plans; spill prevention, countermeasure, and control plans, etc.
- Community right-to-know plan
- Environmental compliance audit reports
- Hazardous waste generator notices or reports
- Geotechnical studies
- Recorded or proposed activity and use limitations (AULs)
- Risk Assessments
- Facility blueprints and storage tank system drawings
- Site Survey
- Asbestos/Lead-based paint assessments or abatement reports

32 Orange Street – Former Post Office
Cocoa, Florida
Site Photos – August 2006



Left: View of the south side (front) of the subject site structure.

Right: View of east paved area and north side of a portion of the on-site structure. Note surface topography, sloping toward Brevard Court.



Left: View of north side (rear) of the on-site structure showing loading/delivery area.

Right: View of loading dock.



32 Orange Street – Former Post Office

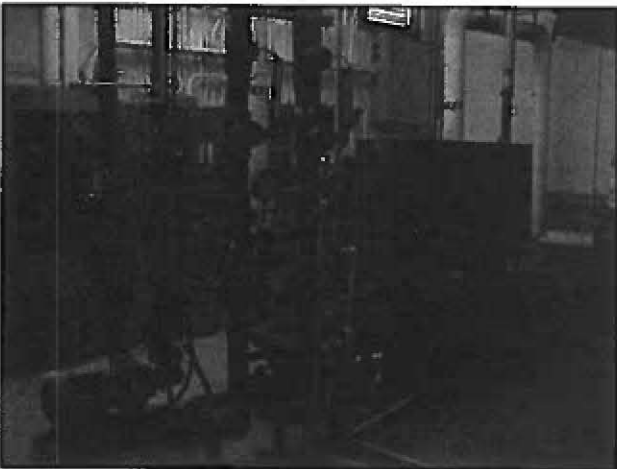
Cocoa, Florida

Site Photos – August 2006



Left: View of the east parking area, looking southwest toward the Orange Street/Florida Avenue intersection.

Right: Typical view of the interior work area.



Left: View of chiller equipment located within the on-site structure.

Right: View of electrical room. Appeared to contain original flooring with evidence of surface staining.



32 Orange Street – Former Post Office

Cocoa, Florida

Site Photos – August 2006



Left: View of the adjacent dry cleaning facility with suspected surface impacts extending onto the subject site. Note subject site boundary is the chain-link fence.

View of commercial structures located on adjacent parcel to the northeast (former dry cleaning facility location)



Left: View of adjacent garage apparently associated with the commercial structures in the above-right photo.

Right: View of former retail gasoline facility located approximately 200 feet upgradient of the subject site.





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Map No. 10100
Cocoa, Florida
Scale 1" = 100'

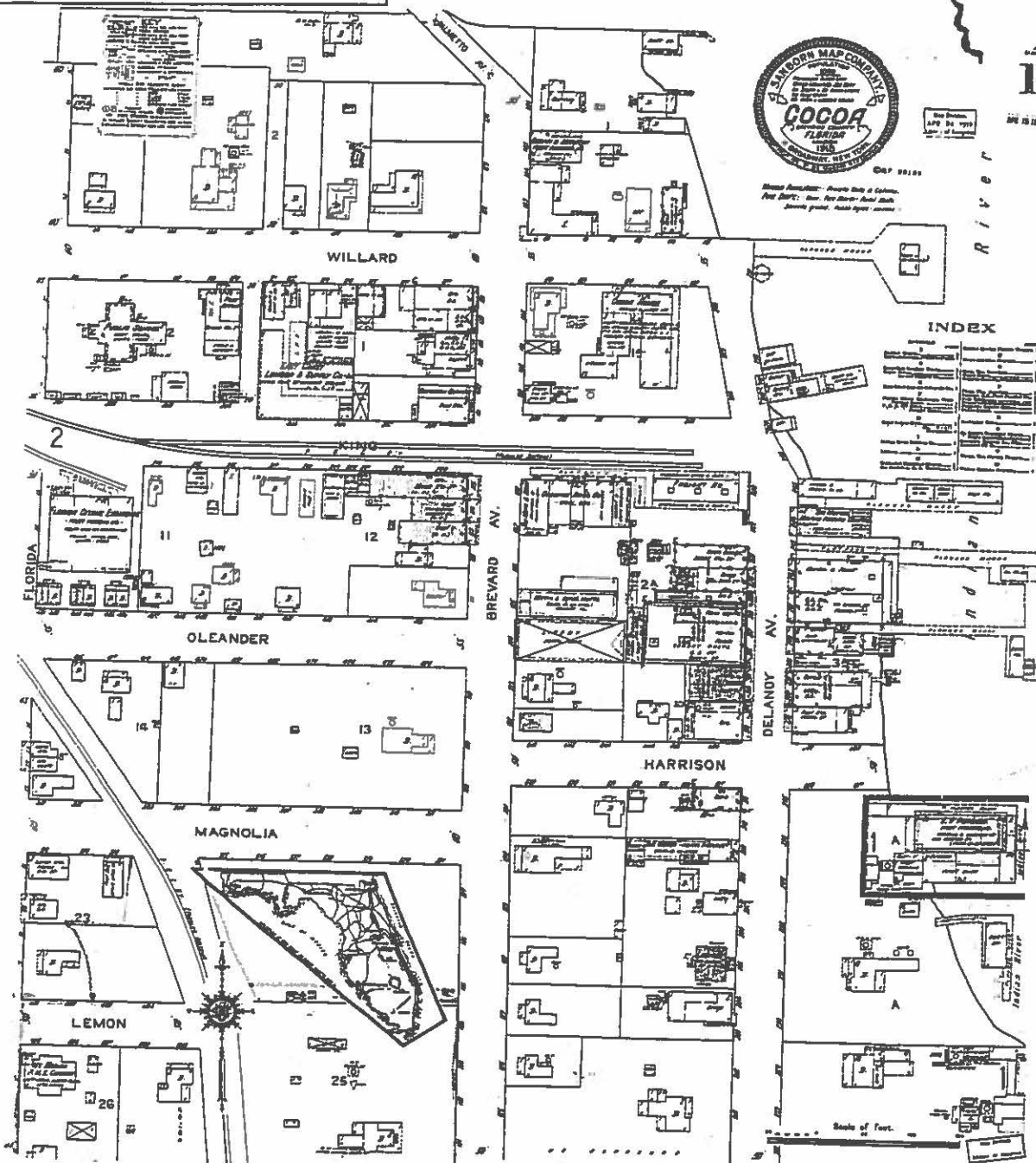
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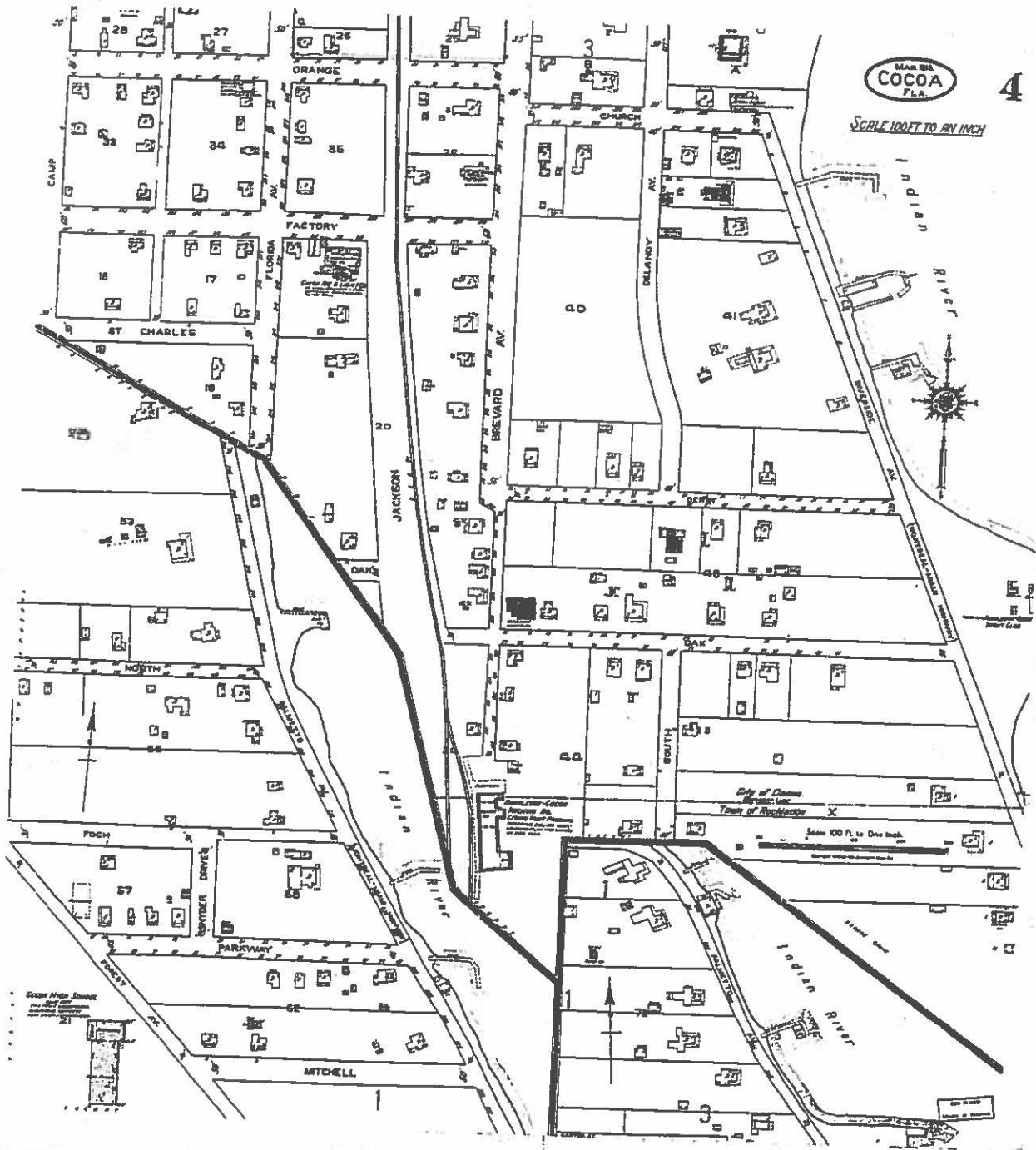
Map No. 10100
Cocoa, Florida
Scale 1" = 100'

River

INDEX

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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MAP OF
COCOA
FLA.

4

SCALE 100 FT. TO AN INCH

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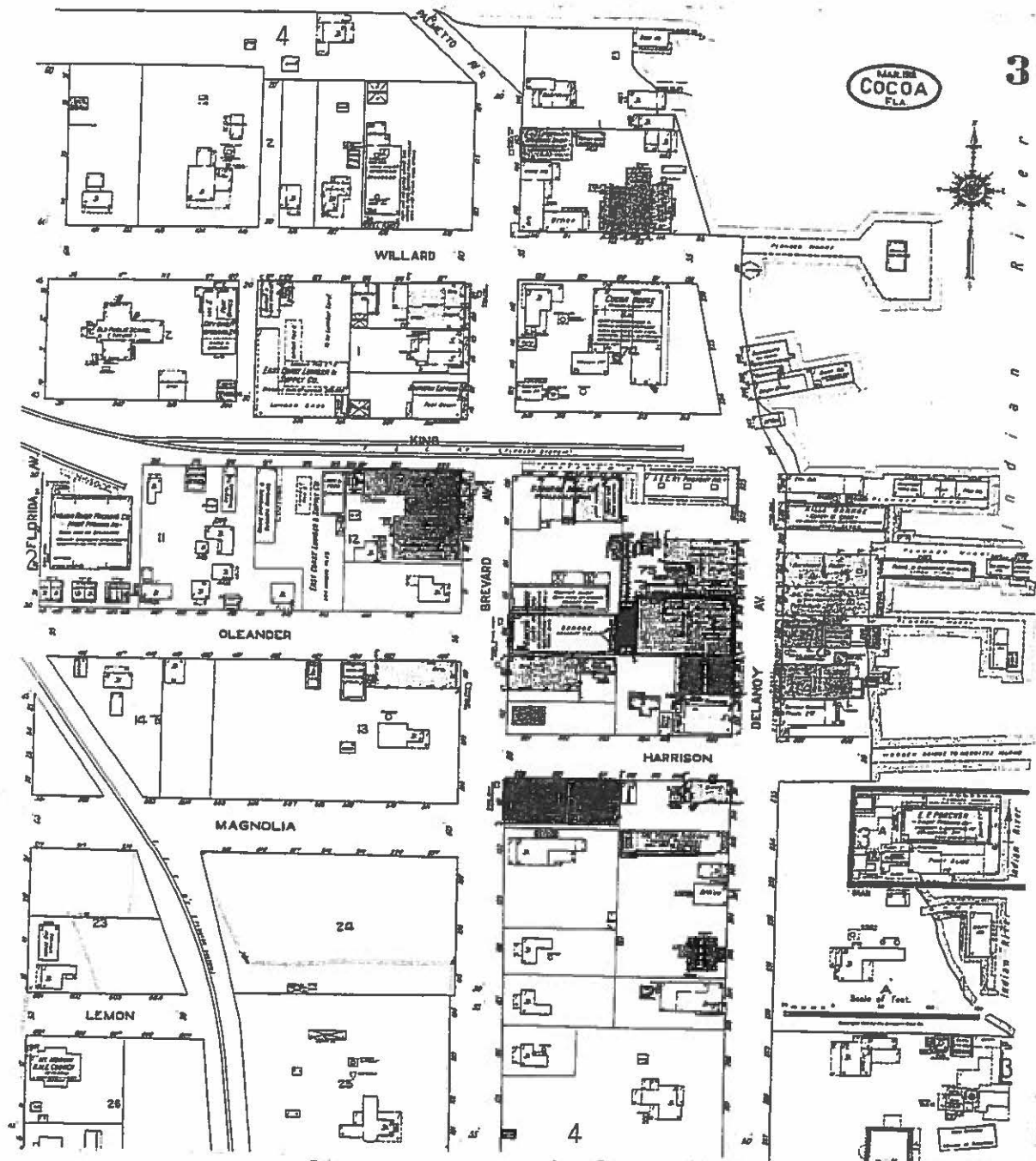
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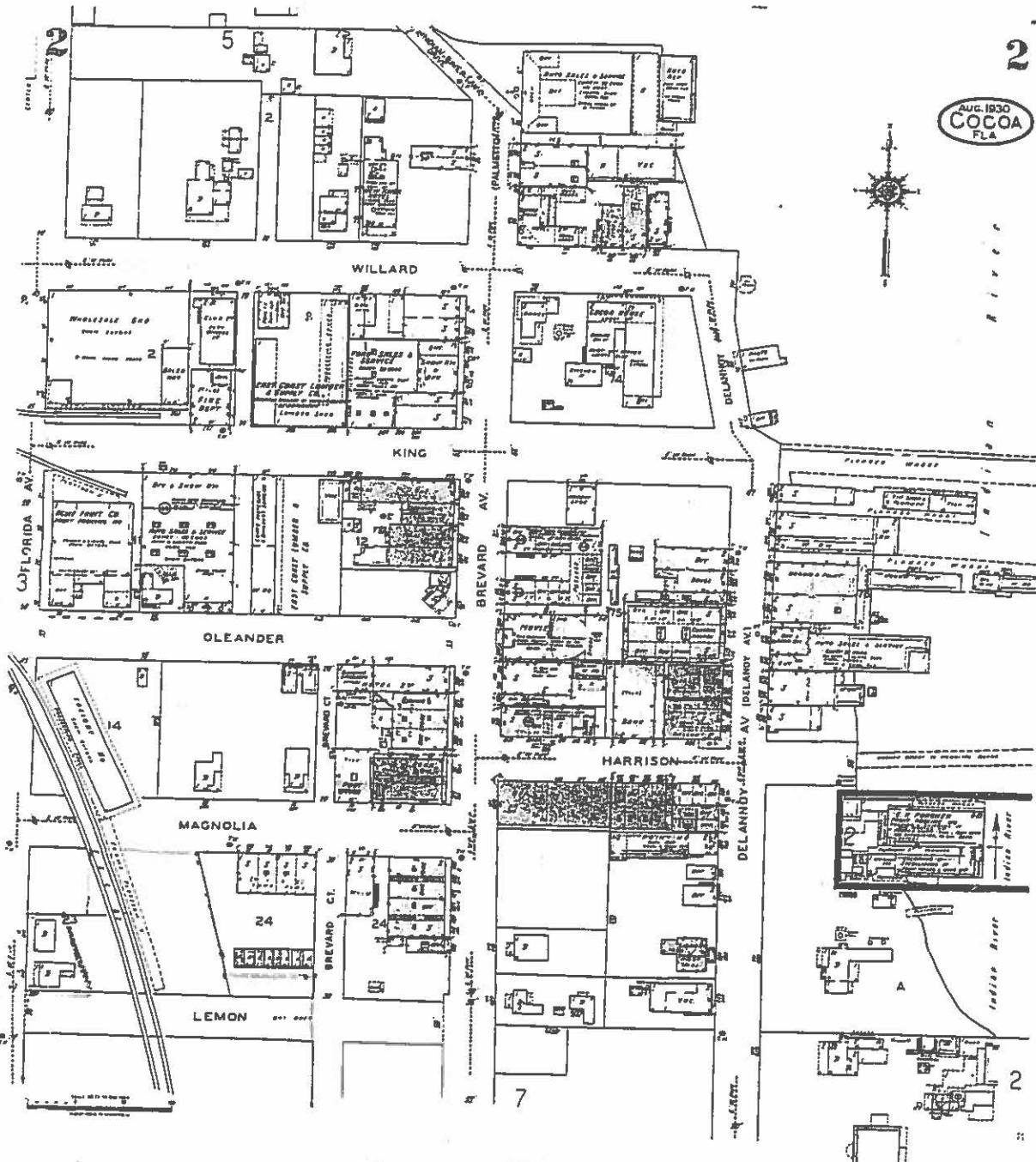
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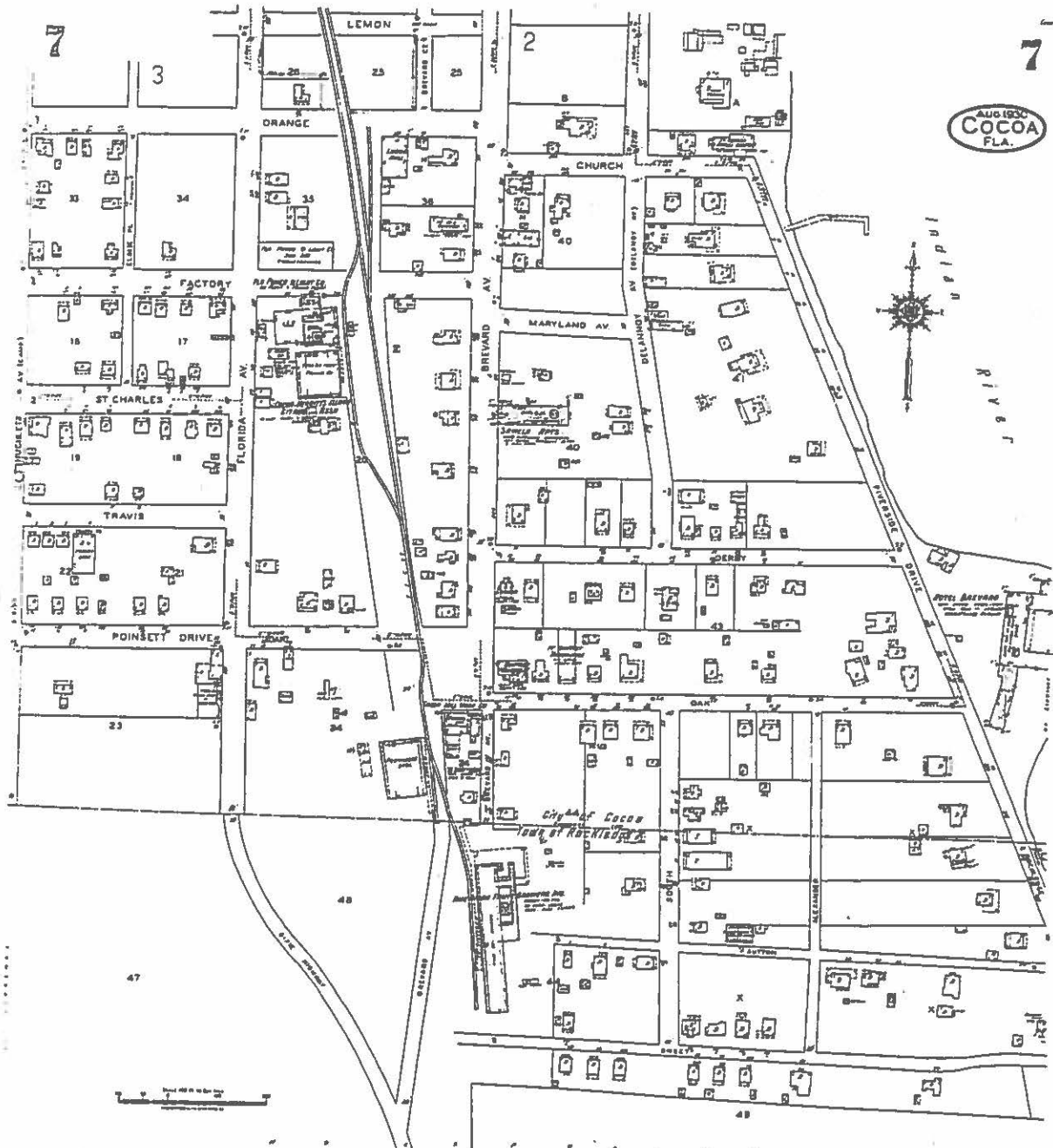




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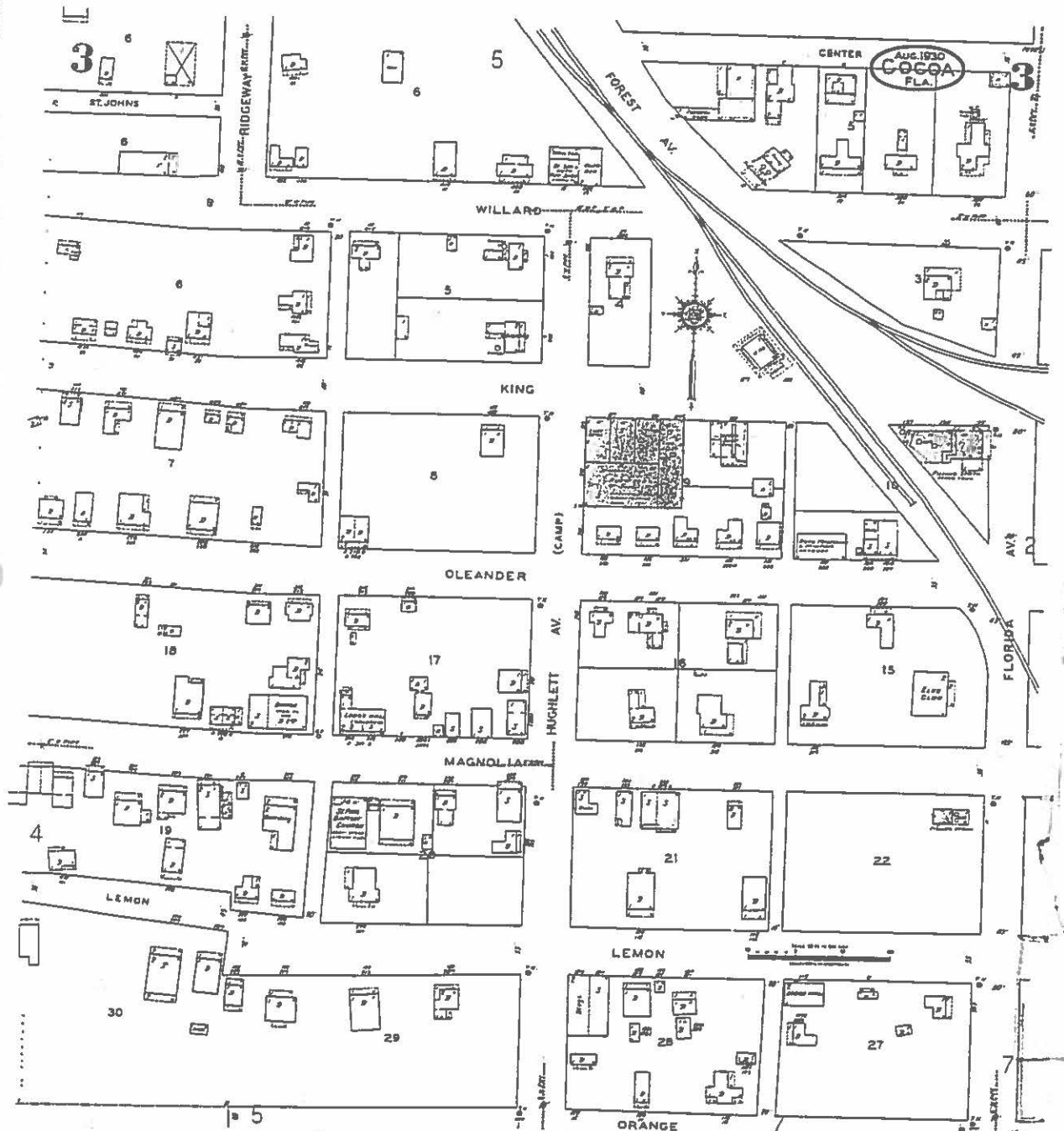
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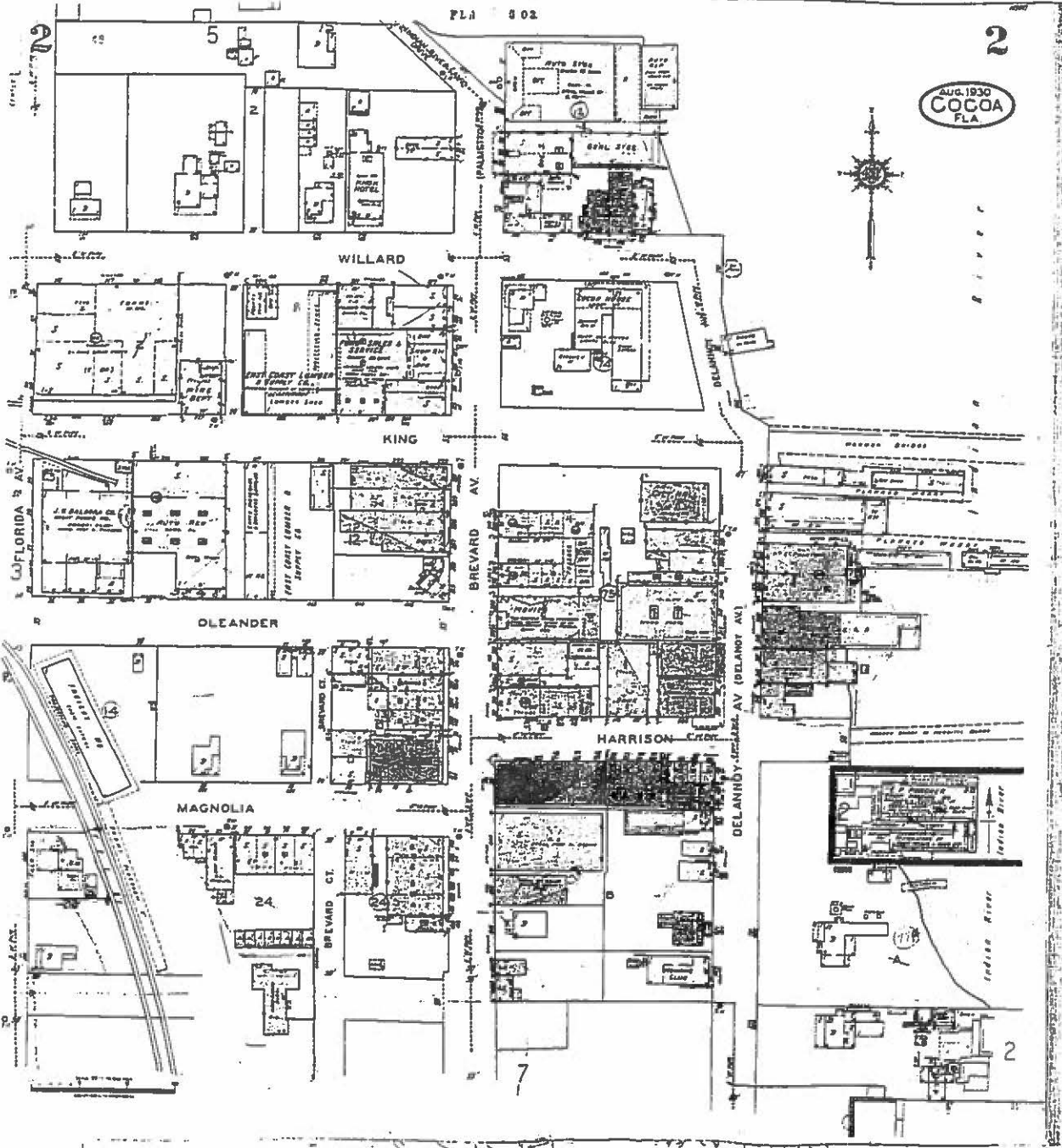
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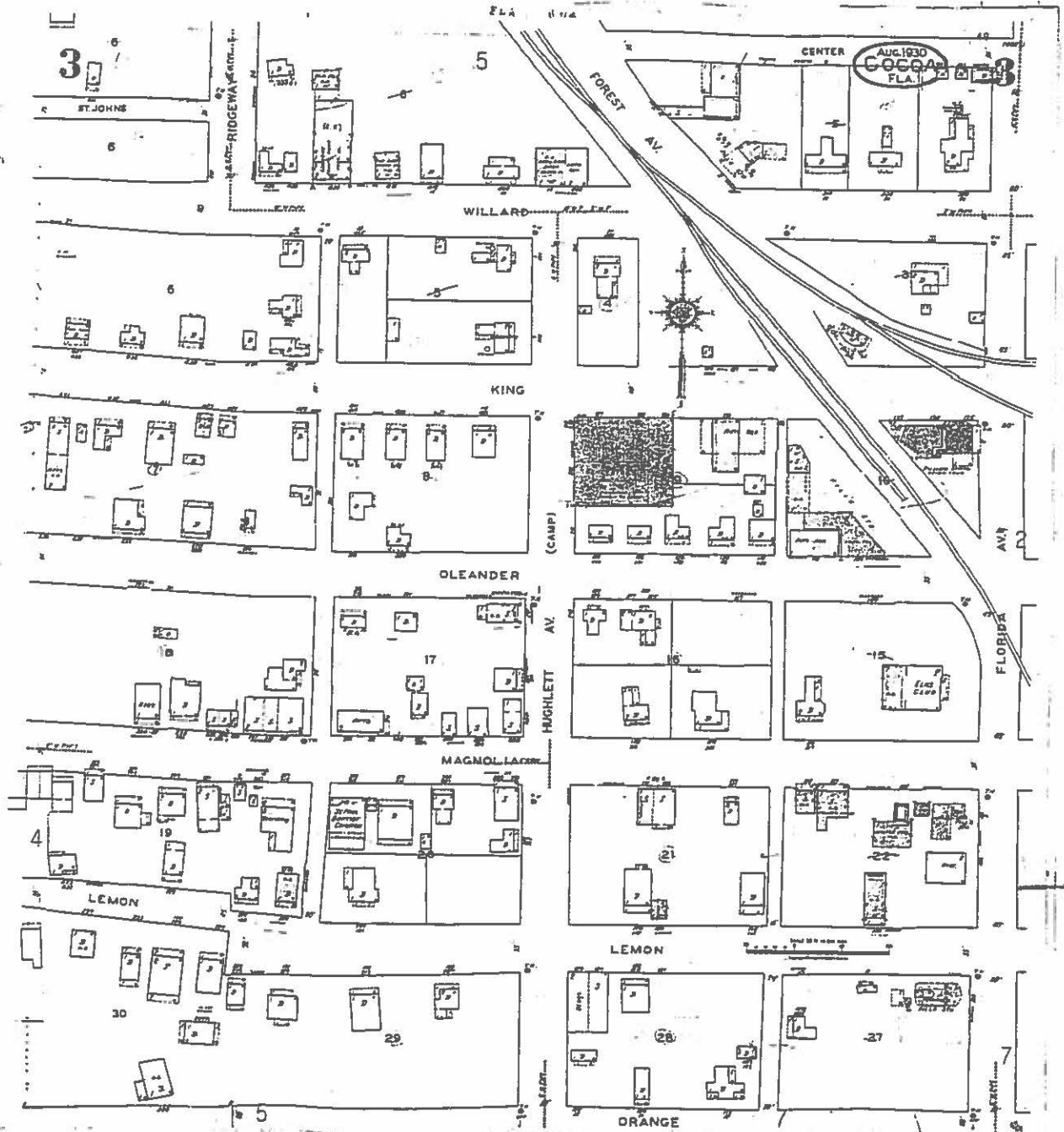


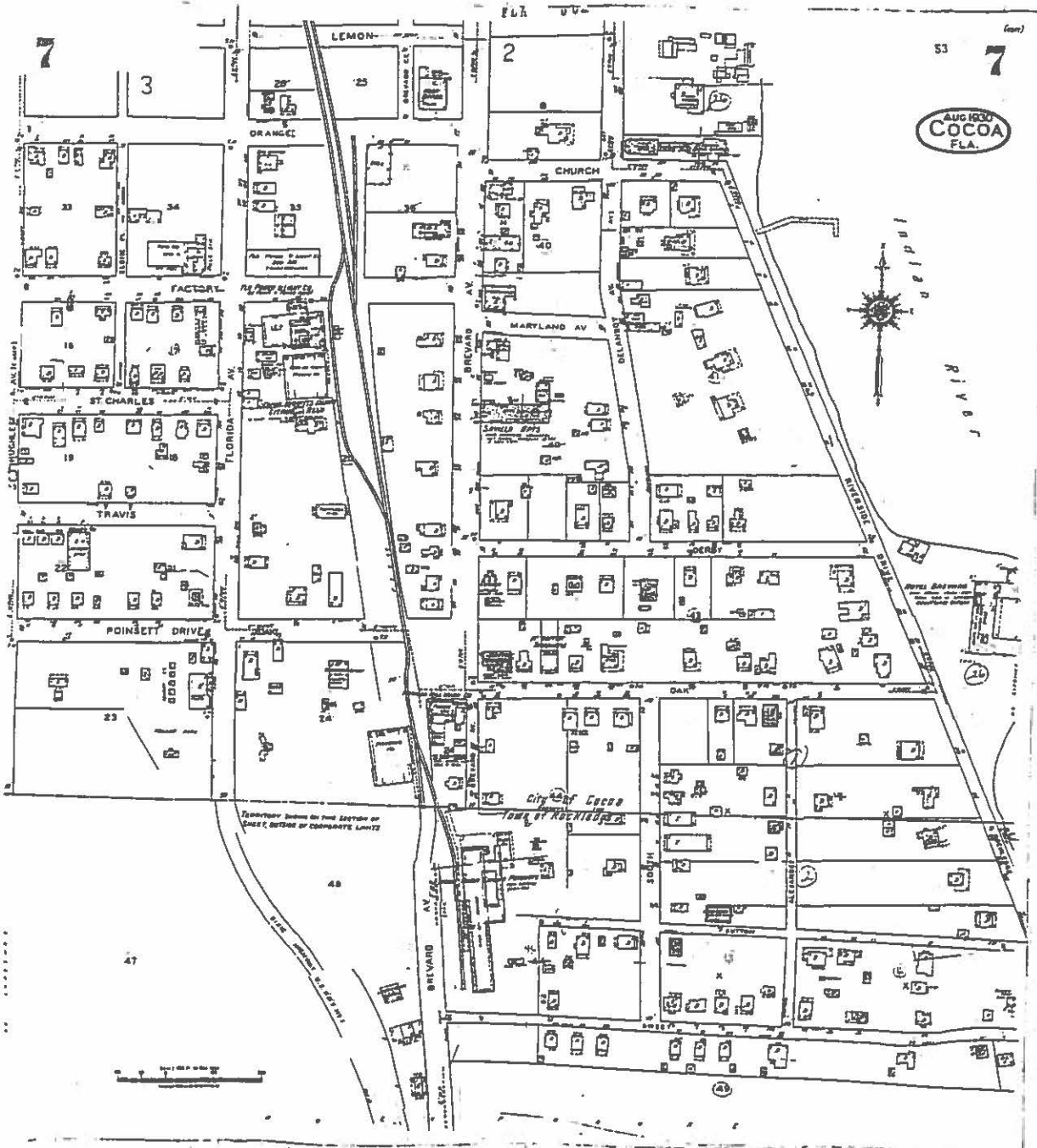


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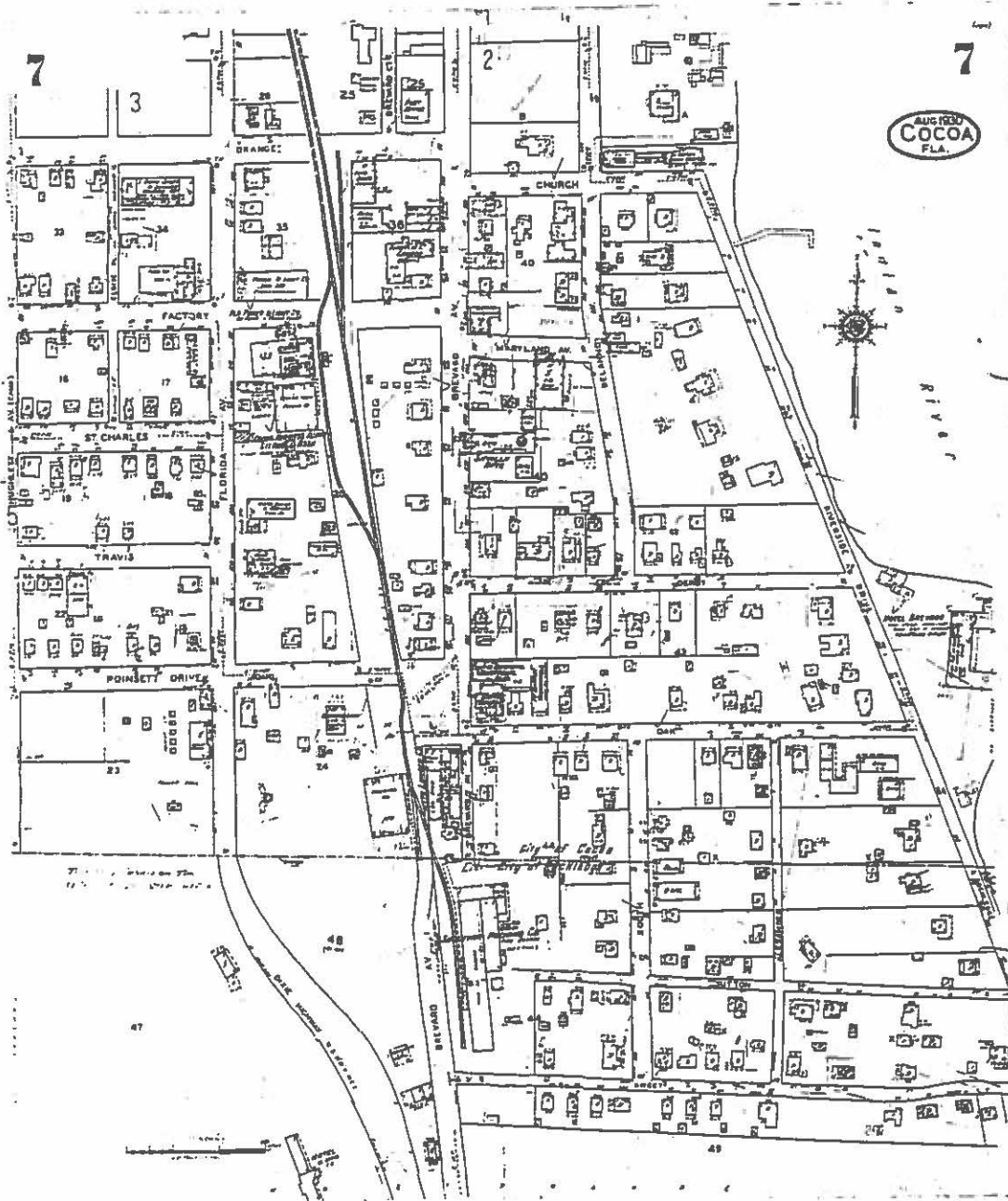




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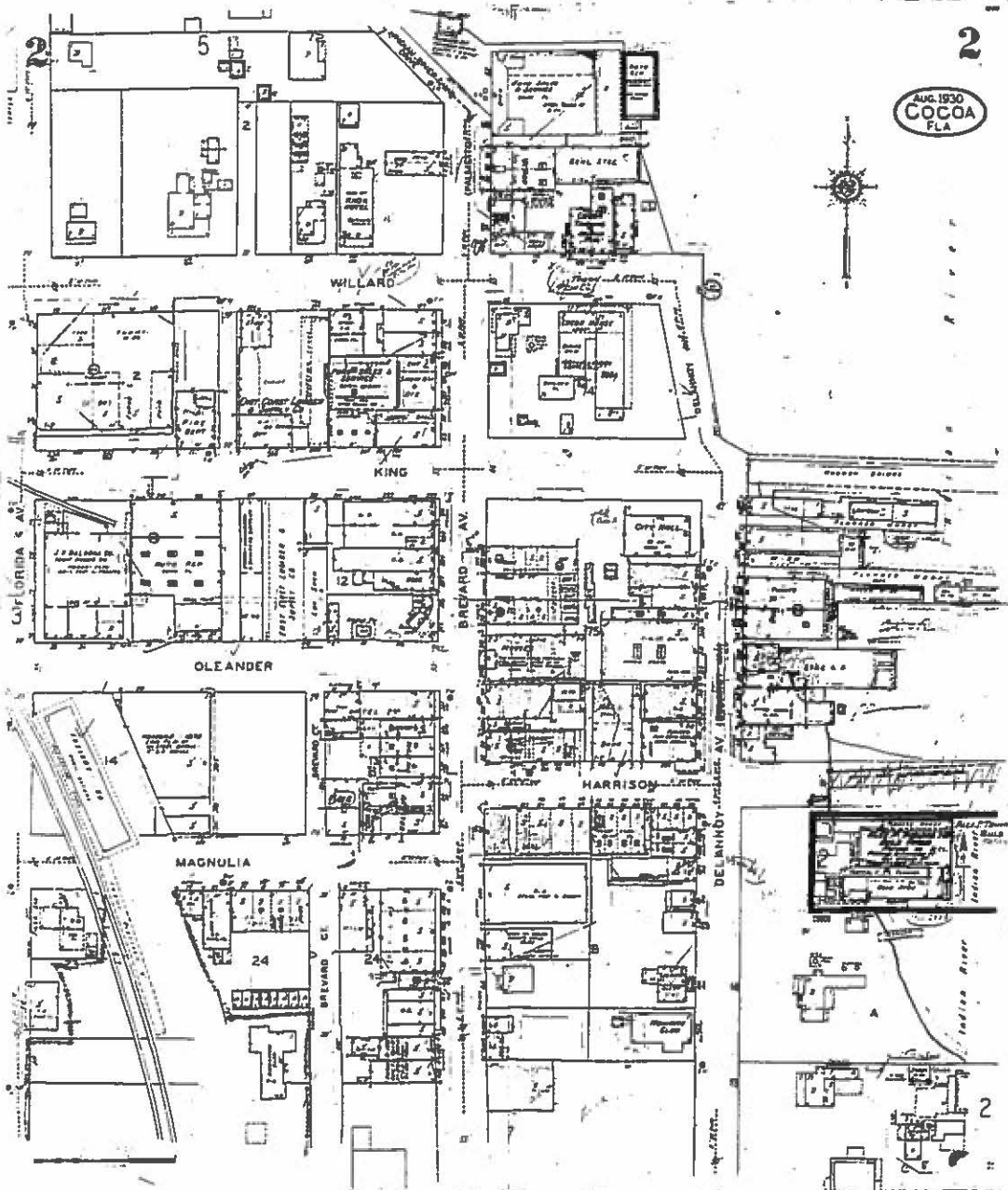
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